



CITY OF ROCKLIN

Housing Programs

HOUSING REHABILITATION PROGRAM

OWNER-OCCUPIED

- ★ Amount: \$35,000*
- ★ Interest Rate: 3%
- ★ Target Income: Low-income
- ★ Eligible Repairs: electrical, plumbing, foundation, painting, dual pane windows, etc.

INVESTOR

- ★ Amount: \$30,000*
- ★ Interest Rate: 5%
- ★ Target Income: Low-income tenants
- ★ Eligible Repairs: electrical, plumbing, foundation, painting, dual pane windows, etc.
- * Higher amounts may be approved on a case-by-case basis

FIRST TIME HOME BUYER PROGRAM

- ★ Amount: up to \$75,000 for low-income; up to \$40,000 for median income
- ★ Maximum Sales Price: \$362,790
- ★ Interest Rate: 4% simple interest, no payments for 30 years
- ★ Borrower must contribute 3% of sales price
- ★ Borrower must not have owned a home within the last 3 years
- ★ Must maintain affordability for 10 years

SECTION 8 – HOUSING CHOICE VOUCHER PROGRAM

- ★ City of Rocklin contracts with Roseville's Housing Authority
- ★ Provides rental assistance to very low-income households
- ★ Household pays approximately 30% of their income towards rent and utilities; Housing Authority pays the remainder of the costs
- ★ Waiting list is currently closed

AFFORDABLE HOUSING PROGRAM

Upcoming Project: Vicara at Whitney Ranch

- ★ 264 low income condos, 2bd and 3bd units
- ★ 20% moderate; 80% low income
- ★ Resale restrictions to maintain affordability for 30 years
- ★ Construction anticipated to begin in summer 2006

Completed Project: Hidden Creek at Sierra College

- ★ Provided 5 low-income homes within a 47-unit subdivision
- ★ 3bd/2ba, single family homes
- ★ Resale restrictions to maintain affordability for 30 years

2006 INCOME LIMITS

NUMBER OF PERSONS LIVING IN HOUSEHOLD (HH)				
	1	2	3	4
Low Income (80%)	\$36,600	\$41,850	\$47,050	\$52,300
Median Income (100%)	\$45,800	\$52,300	\$58,900	\$65,400
Moderate (120%)	\$55,000	\$62,800	\$70,700	\$78,500

Typical Affordable Home Price for a Low Income Family of 4 is approx. \$190,000*

* assumes 7% interest rate, 5% down payment, no homeowners association dues and no special assessments

For more information, please contact Leslie Woodman, Housing Coordinator
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